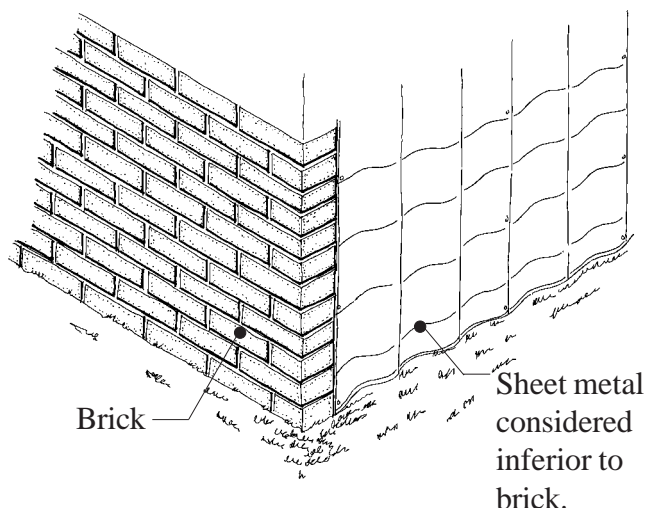
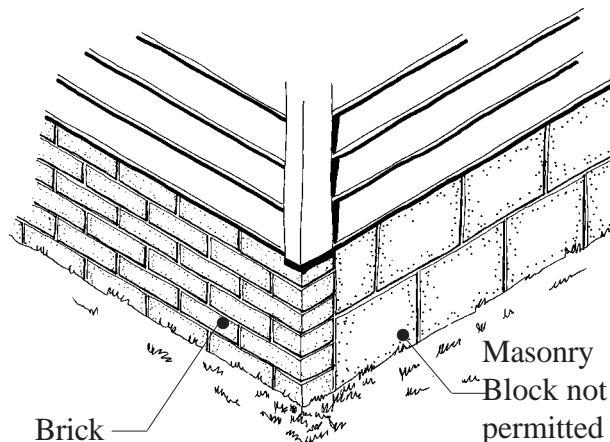


## SPECIFIC AREA STANDARDS:

## EMERGING GROWTH AREAS ARCHITECTURAL TREATMENT

### Section 19-595. Architectural Treatment

No building exterior (whether front, side, or rear) which would be visible to any district zoned agricultural, residential, townhouse residential, multifamily residential, office or any public right-of-way shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. Nothing in this section shall preclude the use of different materials on different building exteriors, but rather, shall preclude the use of inferior materials on sides which face adjoining property.

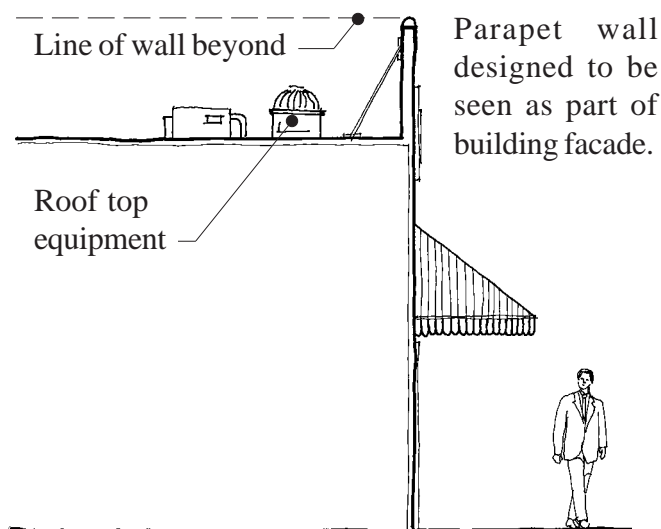


No building exterior shall consist of architectural materials inferior in quality, appearance, or detail to any other exterior of the same building. (Examples: unadorned masonry block corrugated and/ or sheet metal are considered inferior to brick.)

**Recommendation:** Concrete block should be colored with integral pigment or painted with a concrete color stain. Use of stain will require owner to commit to perpetual maintenance of color and finish. Exposed metal exterior surfaces should be treated with a factory applied color finish.

Reference Countywide standards for mechanical equipment screening requirements.

Reference Countywide standards for additional requirements for architectural treatment.



**Section 19-595 (cont.)****Architectural Treatment**

No portion of a building that is constructed of unadorned concrete block or corrugated and/or sheet metal shall be visible from any adjoining A, R, R-TH, R-MF or O district or any public right of way. No building exterior shall be constructed of unpainted concrete block or corrugated and/or sheet metal.



*Photo above:* Color in concrete block is achieved with pigment added to the concrete mix. Dark colored bands provide detail to the architectural box.



*Photo Left:* Ground level mechanical equipment is screened by architectural walls. The practice of matching building materials in the screen wall minimizes the negative visual impact of the equipment and helps to integrate the wall with the building.

*Photo right:* Good example of roof top equipment screening using architectural elements. These buildings within a shopping center employ traditional roof forms to hide undesirable views of mechanical equipment. The successful integration of the screening element with the overall building image helps create an attractive overall development.



(Note: Reference Countywide standards for additional requirements)